108.0	0002	0044.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,005,400 / 1,005,400
					USE VALUE:	1,005,400 / 1,005,400
					ASSESSED:	1,005,400 / 1,005,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
341		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAPILIAN ERIC C--ETAL
Owner 2:	KAPILIAN KATHLEEN M
Owner 3:	
Street 1:	341 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,194 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 2456 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8194.000	539,300		466,100	1,005,400
Total Card	0.188	539,300		466,100	1,005,400
Total Parcel	0.188	539,300		466,100	1,005,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.36 | /Parcel: 409.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 69295
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0044.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	539,300	0	8,194.	466,100	1,005,400	1,005,400	Year End Roll	12/18/2019
2019	101	FV	406,100	0	8,194.	472,700	878,800	878,800	Year End Roll	1/3/2019
2018	101	FV	406,100	0	8,194.	352,900	759,000	759,000	Year End Roll	12/20/2017
2017	101	FV	406,100	0	8,194.	319,600	725,700	725,700	Year End Roll	1/3/2017
2016	101	FV	406,100	0	8,194.	306,300	712,400	712,400	Year End	1/4/2016
2015	101	FV	390,100	0	8,194.	259,700	649,800	649,800	Year End Roll	12/11/2014
2014	101	FV	390,100	0	8,194.	246,400	636,500	636,500	Year End Roll	12/16/2013
2013	101	FV	390,100	0	8,194.	234,400	624,500	624,500		12/13/2012

!8508!

PRINT

Date	Time
12/10/20	23:04:50

LAST REV

Date	Time
09/06/19	13:06:44
apro	
8508	

USER DEFINED

Prior Id # 1:	69295
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAPILIAN ERIC C	22808-48		1/7/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2005	279	Addition	100,000	C		G7	GR FY07	NEW 2ND FLR, KIT,
5/15/1997	271		7,500	C				27X19 WDK
4/10/1992	124		2,000	C				REMODEL BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
4/6/2009	Measured	197	PATRIOT
10/31/2005	Inspected	BR	B Rossignol
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8194		Sq. Ft.	Site		0	70.	0.81	5									466,074						466,100	

Total AC/HA: 0.18811 | Total SF/SM: 8194 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,074 | Spl Credit | Total: 466,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07752442
Const Adj.:	0.99989998
Adj $ / SQ:	134.677
Other Features:	113362
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	565277
Depreciation:	26003
Depreciated Total:	539274

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

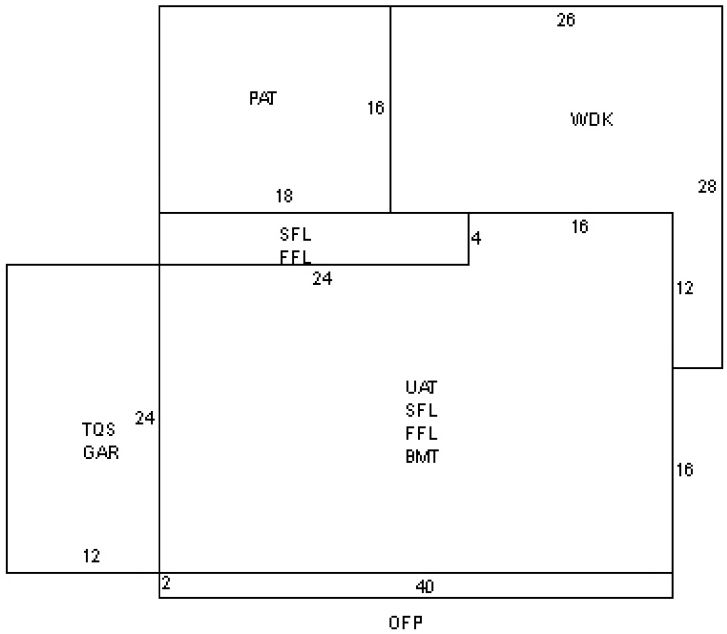
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.14
Special Features:	0	Val/Su Net:	111.06
Final Total:	539300	Val/Su SzAd	219.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,120	134.680	150,838
SFL	Second Floor	1,120	134.680	150,838
BMT	Basement	1,024	40.400	41,373
WDK	Deck	464	8.150	3,784
GAR	Garage	288	23.680	6,819
PAT	Patio	288	3.550	1,023
UAT	Upper Attic	256	53.870	13,791
TQS	3/4 Story	216	134.680	29,090
	Net Sketched Area:	4,856	Total:	400,526

Size Ad	2456	Gross Are	5696	FinArea	2456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0002-0044.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10x10	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	